

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE _____ OWNER _____ (SIGNATURE) _____

NOTARY'S ACKNOWLEDGMENT

US OF AMERICA
STATE OF ALASKA
CITY & BOROUGH OF SITKA

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND THAT _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____

CERTIFICATE OF PAYMENT OF LOCAL IMPROVEMENT DISTRICT

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND FINANCE DIRECTOR FOR THE CITY & BOROUGH OF SITKA, DO HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THE CITY & BOROUGH OF SITKA, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE RECORDS IN THE NAME OF: _____

(ALL OWNERS OF RECORD), AND THAT, ACCORDING TO THE RECORDS IN MY POSSESSION, ALL L.I.D.'S ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL.

DATED THIS _____ DAY OF _____
20____, AT SITKA, ALASKA.

FINANCE DIRECTOR
CITY & BOROUGH OF SITKA

CURVE DATA

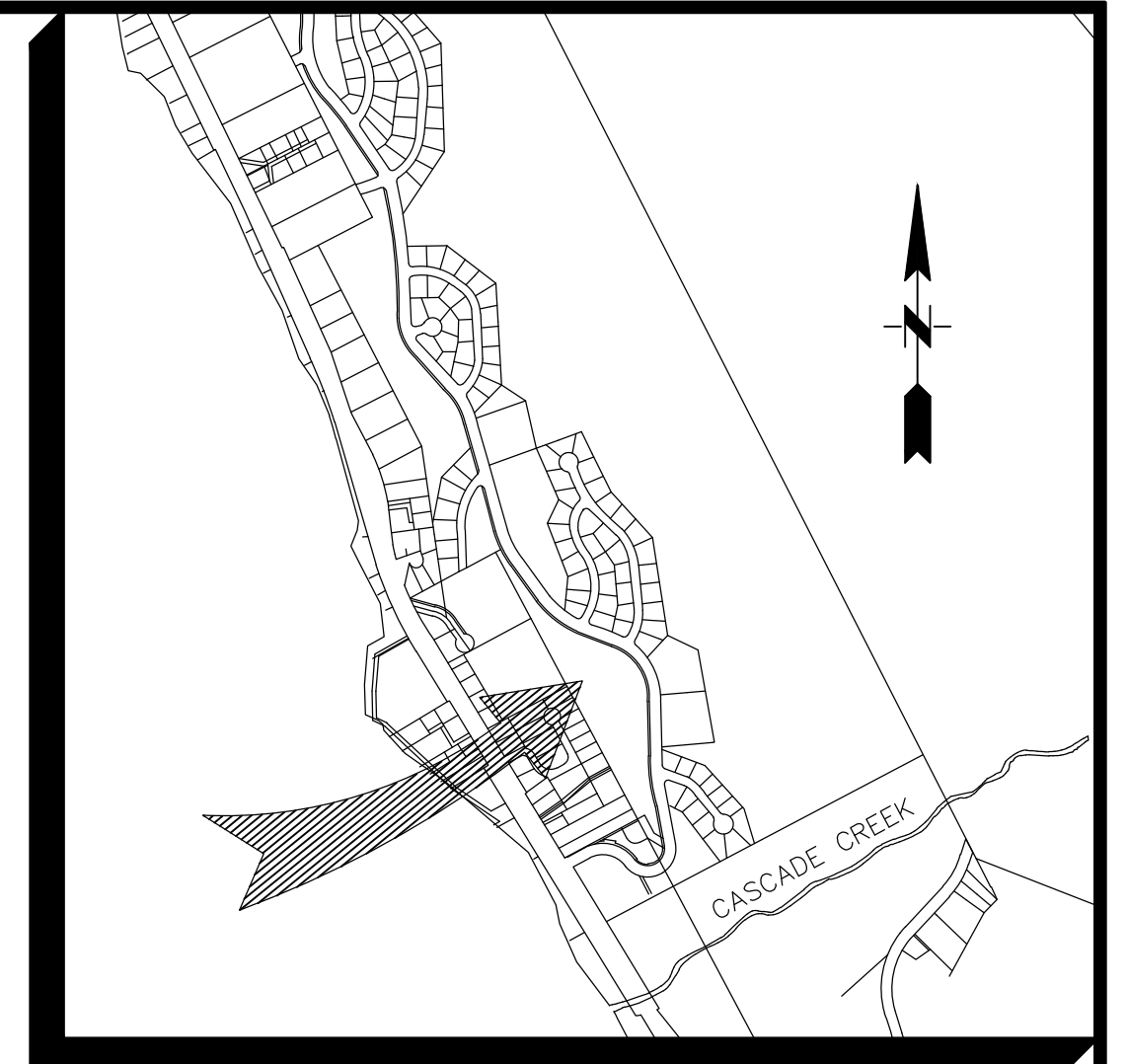
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	16°08'02"	551.24	155.22	S 53°57'16" E	154.71	
C2	06°59'33"	551.24	67.27	S 65°31'04" E	67.23	
C3	03°51'30"	551.24	37.12	S 70°56'35" E	37.11	

NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 3 OF THE SOMER SUBDIVISION INTO 5 LOTS.
2. THE MUNICIPALITY IS PARTY TO ALL EASEMENTS AND PLAT NOTES. THEY SHALL NOT BE MODIFIED WITHOUT APPROVAL OF THE MUNICIPALITY. THERE SHALL BE NO ENCROACHMENTS ON CITY ASSETS OR EASEMENTS.
3. ALL PARCELS WITHIN THIS SUBDIVISION ARE IMPACTED BY NATURALLY OCCURRING OFFSITE DRAINAGE FLOWS. THE OWNERS OF THE PARCELS MAY NOT DIVERT THE OFFSITE FLOWS FROM ENTERING THE PARCELS AND ARE REQUIRED TO DISCHARGE THE FLOWS AT THE SAME LOCATION AS NATURALLY OCCURRING OR INTO A PUBLIC DRAINAGE FACILITY SPECIFICALLY DESIGNED TO COLLECT THE FLOWS. THE OWNER MAY REDIRECT THE FLOW PATHWAY WITHIN THE PARCEL PROVIDED THE ENTRY AND DISCHARGE LOCATIONS ARE THE SAME AS THE EXISTING OCCURRING DRAINAGE FLOW PATHWAY.
4. OWNERS OF LOTS CONTAINING WETLANDS AND WATERS OF THE UNITED STATES SHALL CONTACT THE DEPARTMENT OF THE ARMY (DA), US ARMY CORPS OF ENGINEERS, TO DETERMINE THE NEED OF A DA PERMIT FOR WORK ON THE LOT.
5. A MAINTENANCE AGREEMENT BENEFITING THE NEW LOTS CREATED WITH THIS SUBDIVISION PERTAINING TO THE WATERMAIN UTILITY EASEMENT IN KRAMER AVENUE BETWEEN EMMONS STREET AND THE TISHER SUBDIVISION IS FILED IN THE SITKA RECORDING DISTRICT UNDER SERIAL NO. _____

LEGEND

- ⊕ BLM/GLD PRIMARY BRASS CAP (RECOVERED)
- SECONDARY MONUMENT (SET)
- SECONDARY MONUMENT (RECOVERED)
- ⊙ ORIGINAL WHITCOMB HTS. MONUMENT (RECOVERED)
- (R) RECORDED DATA (PLATS 2024-6 AND 2014-4)
- (C) COMPUTED DATA
- (M) MEASURED DATA



VICINITY MAP
SCALE 1"=1,000'

CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)

I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND ASSESSOR FOR THE CITY & BOROUGH OF SITKA, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY & BOROUGH OF SITKA, IN THE NAME OF _____

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS AND IN FAVOR OF THE CITY & BOROUGH OF SITKA ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20____ WILL BE DUE ON OR BEFORE AUGUST 31, 20____ DATED THIS _____ DAY OF _____

ASSESSOR, CITY AND BOROUGH OF SITKA

CERTIFICATE OF APPROVAL BY THE BOARD

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA PLATTING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY PLAT RESOLUTION NO. _____ DATED _____, 20____, AND THAT THE PLAT SHOWN

HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ CHAIRMAN, PLATTING BOARD

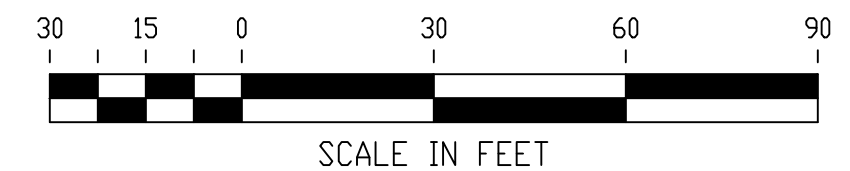
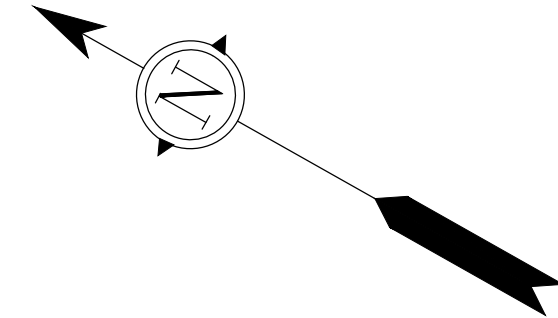
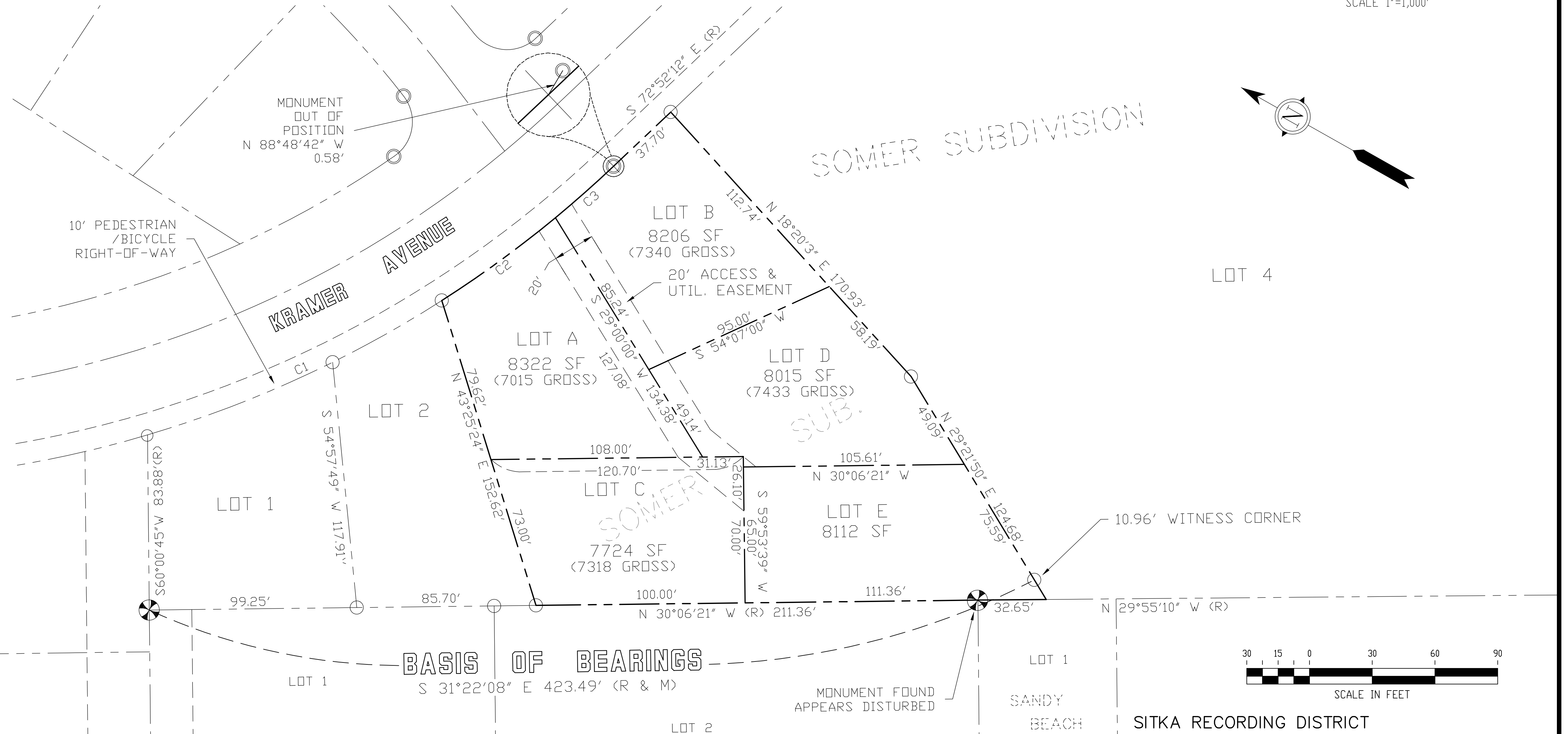
SECRETARY

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY & BOROUGH OF SITKA ASSEMBLY AS RECORDED IN MINUTE BOOK _____ PAGE _____ DATED _____, 20____, AND THAT THE PLAT SHOWN HEREIN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, SITKA, ALASKA.

DATE _____ MAYOR

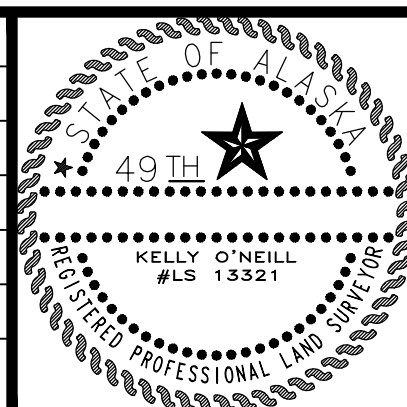
CITY AND BOROUGH CLERK



NORTH 57*
LAND SURVEYING LLC
(907) 747-6700 215-F SMITH STREET, SITKA, AK
MAILING ADDRESS - 2007 CASCADE CREEK ROAD,
SITKA, AK 99835
EMAIL: north57landsurveying@yahoo.com

BY	DATE	REV	DESCRIPTION OF CHANGE

RECORD OF REVISIONS



DESIGNED: K. O'NEILL
DRAWN: KD/MV/ACAD
CHECKED: KD
DATE OF PLAT: DEC. 2, 2024
SCALE: 1"= 30'
DRAWING NAME: 40270-04
PROJECT NO. 40270-04-00

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ALASKA; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF LANDS SURVEYED BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE DISTANCES AND BEARINGS ARE SHOWN CORRECTLY AND THE ERROR OF CLOSURE FOR FIELD TRAVERSES DOES NOT EXCEED ONE PART IN 5,000; AND THAT ALL PERMANENT EXTERIOR CONTROL MONUMENTS, ALL OTHER MONUMENTS, AND LOT CORNERS HAVE BEEN SET AND STAKED.

DATE _____ KELLY O'NEILL LS 13321

BAILEY SUBDIVISION
LOT 3, SOMER SUBDIVISION (PLAT 2024-6)
CLIENT: SOUND DEVELOPMENT

1 OF 1 SHEET